

Fire Protection Information:

Smoke detector(s) Y
 Properly located Y
 Hard-Wired Y

Disclosure Report

St. Paul Truth-In-Sale of Housing
 (Carefully read this entire report)

THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.

Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

Address of Evaluated Dwelling: 940 Marshall Ave
 Owner's Name: St Paul Public Housing
 Owner's Address: 480 Cedar Ave, Suite 600, St. Paul, MN 55101
include City & State if NOT St. Paul, and ALL Zip codes. EVEN IN St. Paul
 Type of Dwelling: Single Family Duplex X Townhouse Condo*
 *For condominium units, this evaluation includes only those items located within the residential units and does not include the common use areas, or other nonresidential areas of the structure.
 Comments:

HERITAGE PRESERVATION INFORMATION

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul Office of License, Inspections and Environmental Protection this property:

☐ IS located within a St. Paul Heritage Preservation District or it is individually designated as a Saint Paul Heritage Preservation Site.
 (Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff.)

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This information is not guaranteed by the evaluator nor by the City of St. Paul. Questions regarding Heritage Preservation Information can be referred to the Office of License, Inspections and Environmental Protection at (651) 266-9090.

RATING
KEY:

"M" = Meets minimum standards - the item conforms to minimum standards of maintenance

"B" = Below minimum standards - the item is below minimum standards

"C" = Comments - the item cannot be adequately evaluated or it has some deficiency, but the deficiency is insufficient to make the item below minimum standards

"H" = Hazardous - the item in its present condition may endanger the health and safety of the occupant
 Any item marked "B", "C", or "H" must have a written comment about the item. Additional comment sheets may be attached if needed.

"Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable

This Report:

1. is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used by the Fire Department to determine if there is compliance with the requirements for a hard-wired smoke detector in single family residences.
2. Is based on Chapter 34 of the St. Paul Legislative Code and the current Truth-in-Sale of Housing Evaluator Guidelines.
3. is not warranted, by the City of St. Paul, or by the evaluator, for the condition of the building component, nor of the accuracy of this report.
4. covers only the items listed on the form and only those items visible at the time of the evaluation. The Evaluator is not required to ignite the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
5. may be based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
6. is valid for one year from the date of issue and only for the owner named on this report.

Questions regarding this report should be directed to the evaluator.

Complaints regarding this report should be directed to Citizen Service Office, Code Enforcement Division, Truth-in-Sale of Housing, 15 W. Kellogg Blvd., City Hall, Room 190, City Hall, St. Paul, MN 55102, Phone No. (651) 266-8440.

EVALUATOR: Vicki Scheunemann PHONE: 651-646-0009 DATE: 03/05/2004 Rev 1/1/2002

Exhibit (12) PHA 018636

Address 940 MARSHALL AVE

Date 03 / 05 / 2004

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Property Address: 940 Marshall Ave

See Page 1 for Rating Key

Item #Comments

Specify location(s), where necessary

BASEMENT/CELLAR

1. Stairs and handrails B
 2. Basement/cellar floor M
 3. Foundation M
 4. Evidence of dampness or staining Y
 5. First floor, floor system M
 6. Beams and columns M

1. *B Low headroom (less than 6' 8"). No grippable handrail*
 4. *Stains*

ELECTRICAL SERVICE(S) # of Services . 2

7. Service size:
 Amps: 30 ____ 60 ____ 100 X 150 ____ Other ____
 Volts: 115 ____ 115/220 X ____
 8. Electrical service installation/grounding H
 9. Electrical wiring, outlets and fixtures B

8. *H Grounded to street side of meter, no grounding loop in place.*
 9. *B Outlet reversed polarity. Some abandoned wiring left in place*

PLUMBING SYSTEM

10. Floor drain(s) (basement) M
 11. Waste and vent piping (all floors) M
 12. Water piping (all floors) H
 13. Gas piping (all floors) M
 14. Water heater(s), installation M
 15. Water heater(s), venting B
 16. Plumbing fixtures (basement) M

12. *B No backflow preventers on threaded laundry tub faucet & exterior hose bibbs.*
 12. *H Small leak above laundry tub*
 15. *B Missing screws in vent pipe joints*

HEATING SYSTEM(S) # of 2

17. Heating plant(s): Type: Water Fuel: Gas
 a. Installation and visible condition H
 b. Viewed in operation Y
 c. Combustion venting M

- 17A *B Evidence of rollout on front of unit. Debris on burners*
 17A *H No backflow preventer on boiler water supply (watts 9D)*

The Evaluator is not required to ignite the heating plant(s), except during heating season, between October 15 and April 15.

18. Additional heating unit(s) Type: ____ Fuel: ____
 a. Installation and visible condition -
 b. Viewed in operation -
 c. Combustion venting -

19. ADDITIONAL COMMENTS (1 through 18) -

EVALUATOR: Vicki ScheunemannDATE: 03/05/2004Page 2 of 5
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PHA 018637

Property Address: 940 Marshall Ave

See Page 1 for Rating Key

Item #Comments

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

KITCHEN

20. Walls and ceiling	<u>C</u>
21. Floor condition and ceiling height	<u>M</u>
22. Evidence of dampness or staining	<u>N</u>
23. Electrical outlets and fixtures	<u>M</u>
24. Plumbing fixtures	<u>M</u>
25. Water flow	<u>M</u>
26. Window size/openable area/mechanical exhaust	<u>M</u>
27. Condition of doors/windows/mech. exhaust	<u>M</u>

20. C First floor unit

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u>M</u>
29. Floor condition and ceiling height	<u>M</u>
30. Evidence of dampness or staining	<u>N</u>
31. Electrical outlets and fixtures	<u>M</u>
32. Window size and openable area	<u>M</u>
33. Window and door condition	<u>M</u>

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings and floors	<u>M</u>
35. Evidence of dampness or staining	<u>N</u>
36. Stairs and handrails to upper floors	<u>M</u>
37. Electrical outlets and fixtures	<u>M</u>
38. Window and door condition	<u>M</u>
39. Smoke detector(s)	<u>Y</u>
Properly located	<u>Y</u>
Hard-wired	<u>Y</u>

BATHROOM(S)

40. Walls and ceiling	<u>M</u>
41. Floor condition and ceiling height	<u>M</u>
42. Evidence of dampness or staining	<u>N</u>
43. Electrical outlets and fixtures	<u>M</u>
44. Plumbing fixtures	<u>M</u>
45. Water flow	<u>M</u>
46. Window size/openable area/mechanical exhaust	<u>M</u>
47. Condition of windows/doors/mech. exhaust	<u>C</u>

47. C Concealed by plastic, can't evaluate.

SLEEPING ROOM(S)

48. Walls and ceiling	<u>C</u>
49. Floor condition, area, and ceiling height	<u>M</u>
50. Evidence of dampness or staining	<u>N</u>
51. Electrical outlets and fixtures	<u>M</u>
52. Window size and openable area	<u>M</u>
53. Window and door condition	<u>C</u>

48. C One rm no closet

53. C Plastic on window(s), can't fully evaluate.

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls and floor condition	<u>-</u>
55. Evidence of dampness or staining	<u>-</u>
56. Electrical outlets and fixtures	<u>-</u>
57. Window and door condition	<u>-</u>

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	<u>-</u>
59. Evidence of dampness or staining	<u>-</u>
60. Electrical wiring/outlets/fixtures	<u>-</u>
61. Ventilation	<u>M</u>

62. ADDITIONAL COMMENTS (20 through 61) -EVALUATOR: Vicki ScheunemannDATE: 03/05/2004Page 3 of 5
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PHA 018638

Property Address: 940 Marshall Ave

See Page 1 for Rating Key

Item #Comments

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

KITCHEN

20. Walls and ceiling	<u>C</u>
21. Floor condition and ceiling height	<u>M</u>
22. Evidence of dampness or staining	<u>N</u>
23. Electrical outlets and fixtures	<u>M</u>
24. Plumbing fixtures	<u>M</u>
25. Water flow	<u>M</u>
26. Window size/openable area/mechanical exhaust	<u>M</u>
27. Condition of doors/windows/mech. exhaust	<u>M</u>

20. C Second floor unit

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u>M</u>
29. Floor condition and ceiling height	<u>M</u>
30. Evidence of dampness or staining	<u>N</u>
31. Electrical outlets and fixtures	<u>M</u>
32. Window size and openable area	<u>M</u>
33. Window and door condition	<u>M</u>

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings and floors	<u>M</u>
35. Evidence of dampness or staining	<u>N</u>
36. Stairs and handrails to upper floors	<u>M</u>
37. Electrical outlets and fixtures	<u>M</u>
38. Window and door condition	<u>M</u>
39. Smoke detector(s)	<u>Y</u>
Properly located	<u>Y</u>
Hard-wired	<u>Y</u>

BATHROOM(S)

40. Walls and ceiling	<u>M</u>
41. Floor condition and ceiling height	<u>M</u>
42. Evidence of dampness or staining	<u>N</u>
43. Electrical outlets and fixtures	<u>M</u>
44. Plumbing fixtures	<u>B</u>
45. Water flow	<u>M</u>
46. Window size/openable area/mechanical exhaust	<u>M</u>
47. Condition of windows/doors/mech. exhaust	<u>M</u>

44. B Toilet loose

SLEEPING ROOM(S)

48. Walls and ceiling	<u>M</u>
49. Floor condition, area, and ceiling height	<u>M</u>
50. Evidence of dampness or staining	<u>N</u>
51. Electrical outlets and fixtures	<u>M</u>
52. Window size and openable area	<u>M</u>
53. Window and door condition	<u>B</u>

53. B Finish worn on window frames

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls and floor condition	<u>-</u>
55. Evidence of dampness or staining	<u>-</u>
56. Electrical outlets and fixtures	<u>-</u>
57. Window and door condition	<u>-</u>

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	<u>B</u>
59. Evidence of dampness or staining	<u>Y</u>
60. Electrical wiring/outlets/fixtures	<u>M</u>
61. Ventilation	<u>Y</u>

58. B Bathroom vent not vented to exterior of house

59. Roof vent leaking

62. ADDITIONAL COMMENTS (20 through 61) -EVALUATOR: Vicki ScheunemannDATE: 03/05/2004Page 4 of 5
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PHA 018639

Property Address: 940 Marshall Ave

See Page 1 for Rating Key

Item #Comments**EXTERIOR (Visible Areas)**

63. Foundation	<u>M</u>
64. Basement/cellar windows	<u>M</u>
65. Drainage (grade)	<u>C</u>
66. Exterior walls	<u>M</u>
67. Doors (frames/storms/screens)	<u>M</u>
68. Windows (frames/storms/screens)	<u>B</u>
69. Open porches, stairways and decks	<u>M</u>
70. Cornice and trim	<u>M</u>
71. Roof structure and covering	<u>C</u>
72. Gutters and downspouts	<u>M</u>
73. Chimneys	<u>M</u>
74. Outlets, fixtures and service entrance	<u>M</u>

65. C Snow covered - can't view.
 68. B Third floor windows peeling
 71. C Snow covered

GARAGE

75. Roof structure and covering	_____
76. Wall structure and covering	_____
77. Slab condition	_____
78. Garage doors	_____
79. Garage opener- (see important notice #6)	_____
80. Electrical wiring, outlets and fixtures	_____
81. ADDITIONAL COMMENTS (62 through 80)	_____

FIREPLACE/WOODSTOVES # of 0

82. Dampers installed in fireplaces	_____
83. Installation	_____
84. Condition	_____

SUPPLEMENTAL INFORMATION No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	<u>Y</u>	<u>wood wool</u>	_____
86. Foundation Insulation	<u>N</u>	_____	_____
87. Kneewall Insulation	<u>NA</u>	_____	_____
88. Rim Joist Insulation	<u>NA</u>	_____	_____

89. ADDITIONAL COMMENTS (81 through 88) _____

I hereby certify this report complies with the St. Paul Evaluator Guidelines, and that I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance.

Vicki Scheunemann

Evaluator Signature

651-646-0009

Phone Number

03/05/2004

Date

Page 5 of 5

Rev 1/1/2002

Printed Name: Vicki Scheunemann**IMPORTANT NOTICES**

1. Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system. The detector must be located near sleeping rooms. For more information call Fire Prevention, (651) 228-6230. (St. Paul Legislative Code, Chapter 58.)
2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234.
3. Any house built before 1950 may have lead paint on/in it. If children eat lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651) 292-6525.
4. Neither the City of St. Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.
5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
6. Automatic garage door openers should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.

Fire Protection Information:

Smoke detector(s) Y
 Properly located Y
 Hard-Wired Y

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Address of Evaluated Dwelling: 773 & 775 Hague Ave
 Owner's Name: St. Paul Public Housing
 Owner's Address: 480 Cedar Ave, suite 600, St. Paul, MN 55101
include City & State if NOT St. Paul, and ALL Zip codes. EVEN IN St. Paul
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EVALUATOR: Vicki Scheunemann PHONE: 651-646-0009 DATE: 03/05/2004 Rev 1/1/2002

PHA 018641

Address 773 & 775 HAGUE AVE

Date 03/05/2004

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Property Address: 773 & 775 Hague Ave

See Page 1 for Rating Key

Item #Comments

Specify location(s), where necessary

BASEMENT/CELLAR

1. Stairs and handrails M
 2. Basement/cellar floor M
 3. Foundation M
 4. Evidence of dampness or staining Y
 5. First floor, floor system M
 6. Beams and columns M

4. Stains on walls.

ELECTRICAL SERVICE(S) # of Services . 2

7. Service size:

Amps: 30 ____ 60 ____ 100 X 150 ____ Other ____Volts: 115 ____ 115/220 X

8. Electrical service installation/grounding H
 9. Electrical wiring, outlets and fixtures M

8. H Grounded to street side of meter, no grounding loop in place.

PLUMBING SYSTEM

10. Floor drain(s) (basement) H
 11. Waste and vent piping (all floors) H
 12. Water piping (all floors) H
 13. Gas piping (all floors) B
 14. Water heater(s), installation M
 15. Water heater(s), venting M
 16. Plumbing fixtures (basement) M

10. H Dry trap.

11. H Hole in floor, no visible water seal.

12. B No backflow preventers on threaded laundry tub faucet & exterior hose bibbs.

12. H Leaking pipe

13. B Improper flexible gas line on dryer.

HEATING SYSTEM(S) # of 217. Heating plant(s): Type: Water Fuel: Gas

- a. Installation and visible condition M
 b. Viewed in operation Y
 c. Combustion venting M

The Evaluator is not required to ignite the heating plant(s), except during heating season, between October 15 and April 15.

18. Additional heating unit(s) Type: _____ Fuel: _____

- a. Installation and visible condition -
 b. Viewed in operation -
 c. Combustion venting -

19. ADDITIONAL COMMENTS (1 through 18) -EVALUATOR: Vicki ScheunemannDATE: 03/05/2004Page 2 of 5
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PHA 018642

Property Address: 773 & 775 Hague Ave

See Page 1 for Rating Key

Item #Comments

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

KITCHEN

20. Walls and ceiling	<u>C</u>
21. Floor condition and ceiling height	<u>M</u>
22. Evidence of dampness or staining	<u>N</u>
23. Electrical outlets and fixtures	<u>B</u>
24. Plumbing fixtures	<u>M</u>
25. Water flow	<u>M</u>
26. Window size/openable area/mechanical exhaust	<u>M</u>
27. Condition of doors/windows/mech. exhaust	<u>M</u>

20. C 775, first floor

23. B Part of one outlet did not operate next to sink.

23. H Some three prong outlets not grounded.

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u>M</u>
29. Floor condition and ceiling height	<u>M</u>
30. Evidence of dampness or staining	<u>N</u>
31. Electrical outlets and fixtures	<u>H</u>
32. Window size and openable area	<u>M</u>
33. Window and door condition	<u>M</u>

31. H Ungrounded 3-prong outlets.

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings and floors	<u>M</u>
35. Evidence of dampness or staining	<u>N</u>
36. Stairs and handrails to upper floors	<u>M</u>
37. Electrical outlets and fixtures	<u>M</u>
38. Window and door condition	<u>M</u>
39. Smoke detector(s)	<u>Y</u>
Properly located	<u>Y</u>
Hard-wired	<u>Y</u>

BATHROOM(S)

40. Walls and ceiling	<u>M</u>
41. Floor condition and ceiling height	<u>M</u>
42. Evidence of dampness or staining	<u>N</u>
43. Electrical outlets and fixtures	<u>M</u>
44. Plumbing fixtures	<u>M</u>
45. Water flow	<u>M</u>
46. Window size/openable area/mechanical exhaust	<u>M</u>
47. Condition of windows/doors/mech. exhaust	<u>M</u>

SLEEPING ROOM(S)

48. Walls and ceiling	<u>M</u>
49. Floor condition, area, and ceiling height	<u>M</u>
50. Evidence of dampness or staining	<u>N</u>
51. Electrical outlets and fixtures	<u>M</u>
52. Window size and openable area	<u>M</u>
53. Window and door condition	<u>M</u>

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls and floor condition	<u>-</u>
55. Evidence of dampness or staining	<u>-</u>
56. Electrical outlets and fixtures	<u>-</u>
57. Window and door condition	<u>-</u>

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	<u>-</u>
59. Evidence of dampness or staining	<u>-</u>
60. Electrical wiring/outlets/fixtures	<u>-</u>
61. Ventilation	<u>M</u>

62. ADDITIONAL COMMENTS (20 through 61) -EVALUATOR: Vicki ScheunemannDATE: 03/05/2004Page 3 of 5
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PHA 018643

Property Address: 773 & 775 Hague Ave

See Page 1 for Rating Key

Item #Comments

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

KITCHEN

20. Walls and ceiling	<u>C</u>
21. Floor condition and ceiling height	<u>M</u>
22. Evidence of dampness or staining	<u>Y</u>
23. Electrical outlets and fixtures	<u>M</u>
24. Plumbing fixtures	<u>M</u>
25. Water flow	<u>M</u>
26. Window size/openable area/mechanical exhaust	<u>M</u>
27. Condition of doors/windows/mech. exhaust	<u>M</u>

20. C Second floor unit 773

22. Some peeling, damage under window

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u>M</u>
29. Floor condition and ceiling height	<u>M</u>
30. Evidence of dampness or staining	<u>N</u>
31. Electrical outlets and fixtures	<u>M</u>
32. Window size and openable area	<u>M</u>
33. Window and door condition	<u>B</u>

33. B Some peeling paint

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings and floors	<u>M</u>
35. Evidence of dampness or staining	<u>N</u>
36. Stairs and handrails to upper floors	<u>M</u>
37. Electrical outlets and fixtures	<u>M</u>
38. Window and door condition	<u>M</u>
39. Smoke detector(s)	<u>Y</u>
Properly located	<u>Y</u>
Hard-wired	<u>Y</u>

BATHROOM(S)

40. Walls and ceiling	<u>M</u>
41. Floor condition and ceiling height	<u>M</u>
42. Evidence of dampness or staining	<u>N</u>
43. Electrical outlets and fixtures	<u>M</u>
44. Plumbing fixtures	<u>M</u>
45. Water flow	<u>M</u>
46. Window size/openable area/mechanical exhaust	<u>M</u>
47. Condition of windows/doors/mech. exhaust	<u>M</u>

SLEEPING ROOM(S)

48. Walls and ceiling	<u>M</u>
49. Floor condition, area, and ceiling height	<u>M</u>
50. Evidence of dampness or staining	<u>N</u>
51. Electrical outlets and fixtures	<u>H</u>
52. Window size and openable area	<u>M</u>
53. Window and door condition	<u>M</u>

51. H Some three prong outlets not grounded

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls and floor condition	<u>-</u>
55. Evidence of dampness or staining	<u>-</u>
56. Electrical outlets and fixtures	<u>-</u>
57. Window and door condition	<u>-</u>

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	<u>C</u>
59. Evidence of dampness or staining	<u>-</u>
60. Electrical wiring/outlets/fixtures	<u>-</u>
61. Ventilation	<u>M</u>

58. C Attic locked, not accessed.

62. ADDITIONAL COMMENTS (20 through 61) -EVALUATOR: Vicki ScheunemannDATE: 03/05/2004Page 4 of 5
Rev 1/1/2002

PHA 018644

Property Address: 773 & 775 Hague Ave

See Page 1 for Rating Key

Item # Comments**EXTERIOR (Visible Areas)**

63. Foundation	<u>B</u>	63. B Some cracks
64. Basement/cellar windows	<u>M</u>	65. C Snow covered - can't view.
65. Drainage (grade)	<u>C</u>	66. B Some cracks in stucco. Rear corner
66. Exterior walls	<u>B</u>	damaged, stucco broken off. Framing decayed.
67. Doors (frames/storms/screens)	<u>B</u>	67. B Storm door closure damaged, loose
68. Windows (frames/storms/screens)	<u>B</u>	68. B Missing aluminum covering on one window
69. Open porches, stairways and decks	<u>M</u>	71. C Snow covered
70. Cornice and trim	<u>M</u>	72. B Damaged areas. Some water running behind
71. Roof structure and covering	<u>C</u>	gutters in areas
72. Gutters and downspouts	<u>B</u>	
73. Chimneys	<u>M</u>	
74. Outlets, fixtures and service entrance	<u>M</u>	

GARAGE

75. Roof structure and covering	_____
76. Wall structure and covering	_____
77. Slab condition	_____
78. Garage doors	_____
79. Garage opener- (see important notice #6)	_____
80. Electrical wiring, outlets and fixtures	_____
81. ADDITIONAL COMMENTS (62 through 80)	_____

FIREPLACE/WOODSTOVES # of 0

82. Dampers installed in fireplaces	_____
83. Installation	_____
84. Condition	_____

SUPPLEMENTAL INFORMATION No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	<u>NV</u>	_____	_____
86. Foundation Insulation	<u>N</u>	_____	_____
87. Kneewall Insulation	<u>NA</u>	_____	_____
88. Rim Joist Insulation	<u>Y</u>	<u>fiberglass</u>	_____

89. ADDITIONAL COMMENTS (81 through 88) _____

I hereby certify this report complies with the St. Paul Evaluator Guidelines, and that I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance.

Vicki Scheunemann

Evaluator Signature

651-646-0009

Phone Number

03/05/2004

Date

Page 5 of 5

Rev 1/1/2002

Printed Name: Vicki Scheunemann**IMPORTANT NOTICES**

1. Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system. The detector must be located near sleeping rooms. For more information call Fire Prevention, (651) 228-6230. (St. Paul Legislative Code, Chapter 58.)
2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234.
3. Any house built before 1950 may have lead paint on/in it. If children eat lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651) 292-6525.
4. Neither the City of St. Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.
5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
6. Automatic garage door openers should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.

PHA 018645

Fire Protection Information:

Smoke detector(s) Y
 Properly located Y
 Hard-Wired Y

Disclosure Report

St. Paul Truth-In-Sale of Housing

(Carefully read this entire report)

THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.

Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

Address of Evaluated Dwelling: 789 & 791 Ashland Ave
 Owner's Name: St. Paul Public Housing
 Owner's Address: 480 Cedar Ave, Suite 600, St Paul, Mn 55101
include City & State if NOT St. Paul, and ALL Zip codes, EVEN IN St. Paul
 Type of Dwelling: Single Family Duplex X Townhouse Condo*
 *For condominium units, this evaluation includes only those items located within the residential units and does not include the common use areas, or other nonresidential areas of the structure.
 Comments:

HERITAGE PRESERVATION INFORMATION

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul Office of License, Inspections and Environmental Protection this property:

☐ **IS** located within a St. Paul Heritage Preservation District or it is individually designated as a Saint Paul Heritage Preservation Site.
 (Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff.)

☒ **Is NOT** located within a Saint Paul Heritage Preservation District nor is it individually designated as a Saint Paul Heritage Preservation Site.

This information is not guaranteed by the evaluator nor by the City of St. Paul. Questions regarding Heritage Preservation Information can be referred to the Office of License, Inspections and Environmental Protection at (651) 266-9090.

RATING KEY:

"M" = Meets minimum standards - the item conforms to minimum standards of maintenance

"B" = Below minimum standards - the item is below minimum standards

"C" = Comments - the item cannot be adequately evaluated or it has some deficiency, but the deficiency is insufficient to make the item below minimum standards

"H" = Hazardous - the item in its present condition may endanger the health and safety of the occupant

Any item marked "B", "C", or "H" must have a written comment about the item. Additional comment sheets may be attached if needed.

"Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable

This Report:

1. is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used by the Fire Department to determine if there is compliance with the requirements for a hard-wired smoke detector in single family residences.
2. Is based on Chapter 34 of the St. Paul Legislative Code and the current Truth-in-Sale of Housing Evaluator Guidelines.
3. is not warranted, by the City of St. Paul, or by the evaluator, for the condition of the building component, nor of the accuracy of this report.
4. covers only the items listed on the form and only those items visible at the time of the evaluation. The Evaluator is not required to ignite the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
5. may be based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
6. is valid for one year from the date of issue and only for the owner named on this report.

Questions regarding this report should be directed to the evaluator.

Complaints regarding this report should be directed to Citizen Service Office, Code Enforcement Division, Truth-in-Sale of Housing, 15 W. Kellogg Blvd., City Hall, Room 190, City Hall, St. Paul, MN 55102, Phone No. (651) 266-8440.

EVALUATOR: Vicki Scheunemann PHONE: 651-646-0009 DATE: 03/05/2004 Rev 1/1/2002

Address 789 & 791 ASHLAND AVE

Date 03 / 05 / 2004

Page 1 of

5

PHA 018646

Property Address: 789 & 791 Ashland Ave

See Page 1 for Rating Key

Item #Comments

Specify location(s), where necessary

BASEMENT/CELLAR

1. Stairs and handrails B
 2. Basement/cellar floor M
 3. Foundation M
 4. Evidence of dampness or staining Y
 5. First floor, floor system M
 6. Beams and columns M

1. *B Handrail not full length. Openings in guardrail wider than 4 inches.*
 4. *Stains on walls.*

ELECTRICAL SERVICE(S) # of Services . 2

7. Service size:
 Amps: 30 ____ 60 ____ 100 X 150 ____ Other ____
 Volts: 115 ____ 115/220 X
 8. Electrical service installation/grounding H
 9. Electrical wiring, outlets and fixtures M

8. *H Grounded to street side of meter, no grounding loop in place.*

PLUMBING SYSTEM

10. Floor drain(s) (basement) C
 11. Waste and vent piping (all floors) M
 12. Water piping (all floors) B
 13. Gas piping (all floors) B
 14. Water heater(s), installation M
 15. Water heater(s), venting M
 16. Plumbing fixtures (basement) H

10. *C Can't get cover(s) off to evaluate.*
 12. *B No backflow preventers on threaded laundry tub faucet & exterior hose bibbs.*
 13. *B White plastic used as dryer vent.*
 16. *H Holes in vent pipe at laundry tub.*

HEATING SYSTEM(S) # of 2

17. Heating plant(s): Type: Water Fuel: Gas
 a. Installation and visible condition B
 b. Viewed in operation Y
 c. Combustion venting M

- 17A *B First floor unit rusted jacket*

The Evaluator is not required to ignite the heating plant(s), except during heating season, between October 15 and April 15.

18. Additional heating unit(s) Type: ____ Fuel: ____
 a. Installation and visible condition -
 b. Viewed in operation -
 c. Combustion venting -

19. ADDITIONAL COMMENTS (1 through 18) H

19. *H Covering on old opening in chimney rusted thru (flue being used)*

EVALUATOR: Vicki Scheunemann DATE: 03/05/2004Page 2 of 5
Rev 1/1/2002**PHA 018647**

Property Address: 789 & 791 Ashland Ave

See Page 1 for Rating Key

Item #Comments

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

KITCHEN

20. Walls and ceiling	<u>C</u>
21. Floor condition and ceiling height	<u>M</u>
22. Evidence of dampness or staining	<u>N</u>
23. Electrical outlets and fixtures	<u>M</u>
24. Plumbing fixtures	<u>M</u>
25. Water flow	<u>M</u>
26. Window size/openable area/mechanical exhaust	<u>M</u>
27. Condition of doors/windows/mech. exhaust	<u>M</u>

20. C First floor unit, 789

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u>M</u>
29. Floor condition and ceiling height	<u>M</u>
30. Evidence of dampness or staining	<u>N</u>
31. Electrical outlets and fixtures	<u>M</u>
32. Window size and openable area	<u>M</u>
33. Window and door condition	<u>M</u>

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings and floors	<u>M</u>
35. Evidence of dampness or staining	<u>N</u>
36. Stairs and handrails to upper floors	<u>M</u>
37. Electrical outlets and fixtures	<u>M</u>
38. Window and door condition	<u>M</u>
39. Smoke detector(s)	<u>Y</u>
Properly located	<u>Y</u>
Hard-wired	<u>Y</u>

BATHROOM(S)

40. Walls and ceiling	<u>M</u>
41. Floor condition and ceiling height	<u>M</u>
42. Evidence of dampness or staining	<u>N</u>
43. Electrical outlets and fixtures	<u>M</u>
44. Plumbing fixtures	<u>M</u>
45. Water flow	<u>M</u>
46. Window size/openable area/mechanical exhaust	<u>M</u>
47. Condition of windows/doors/mech. exhaust	<u>M</u>

SLEEPING ROOM(S)

48. Walls and ceiling	<u>M</u>
49. Floor condition, area, and ceiling height	<u>M</u>
50. Evidence of dampness or staining	<u>N</u>
51. Electrical outlets and fixtures	<u>M</u>
52. Window size and openable area	<u>M</u>
53. Window and door condition	<u>M</u>

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls and floor condition	<u>-</u>
55. Evidence of dampness or staining	<u>-</u>
56. Electrical outlets and fixtures	<u>-</u>
57. Window and door condition	<u>-</u>

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	<u>-</u>
59. Evidence of dampness or staining	<u>-</u>
60. Electrical wiring/outlets/fixtures	<u>-</u>
61. Ventilation	<u>M</u>

62. ADDITIONAL COMMENTS (20 through 61) -EVALUATOR: Vicki ScheunemannDATE: 03/05/2004Page 3 of 5
Rev 1/1/2002

PHA 018648

See Page 1 for Rating Key Item # Comments

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

KITCHEN

20. Walls and ceiling	<u>C</u>	20. C Second floor unit 791
21. Floor condition and ceiling height	<u>M</u>	
22. Evidence of dampness or staining	<u>N</u>	
23. Electrical outlets and fixtures	<u>M</u>	
24. Plumbing fixtures	<u>M</u>	
25. Water flow	<u>M</u>	
26. Window size/openable area/mechanical exhaust	<u>M</u>	
27. Condition of doors/windows/mech. exhaust	<u>M</u>	

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u>M</u>	31. H Ungrounded 3-prong outlets.
29. Floor condition and ceiling height	<u>M</u>	
30. Evidence of dampness or staining	<u>N</u>	
31. Electrical outlets and fixtures	<u>H</u>	
32. Window size and openable area	<u>M</u>	
33. Window and door condition	<u>M</u>	

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings and floors	<u>M</u>
35. Evidence of dampness or staining	<u>N</u>
36. Stairs and handrails to upper floors	<u>M</u>
37. Electrical outlets and fixtures	<u>M</u>
38. Window and door condition	<u>M</u>
39. Smoke detector(s)	<u>Y</u>
Properly located	<u>Y</u>
Hard-wired	<u>Y</u>

BATHROOM(S)

40. Walls and ceiling	<u>M</u>	44. B Toilet loose
41. Floor condition and ceiling height	<u>M</u>	
42. Evidence of dampness or staining	<u>N</u>	
43. Electrical outlets and fixtures	<u>M</u>	
44. Plumbing fixtures	<u>B</u>	
45. Water flow	<u>M</u>	
46. Window size/openable area/mechanical exhaust	<u>M</u>	
47. Condition of windows/doors/mech. exhaust	<u>M</u>	

SLEEPING ROOM(S)

48. Walls and ceiling	<u>M</u>
49. Floor condition, area, and ceiling height	<u>M</u>
50. Evidence of dampness or staining	<u>N</u>
51. Electrical outlets and fixtures	<u>M</u>
52. Window size and openable area	<u>M</u>
53. Window and door condition	<u>M</u>

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls and floor condition	<u>-</u>
55. Evidence of dampness or staining	<u>-</u>
56. Electrical outlets and fixtures	<u>-</u>
57. Window and door condition	<u>-</u>

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	<u>C</u>	58. C Attic locked, not accessed.
59. Evidence of dampness or staining	<u>-</u>	
60. Electrical wiring/outlets/fixtures	<u>-</u>	
61. Ventilation	<u>M</u>	

62. ADDITIONAL COMMENTS (20 through 61) -

EVALUATOR: Vicki Scheunemann DATE: 03/05/2004

Page 4 of 5
 Rev 1/1/2002

PHA 018649

Property Address: 789 & 791 Ashland Ave

See Page 1 for Rating Key

Item #Comments**EXTERIOR (Visible Areas)**

63. Foundation	<u>M</u>
64. Basement/cellar windows	<u>M</u>
65. Drainage (grade)	<u>C</u>
66. Exterior walls	<u>B</u>
67. Doors (frames/storms/screens)	<u>B</u>
68. Windows (frames/storms/screens)	<u>M</u>
69. Open porches, stairways and decks	<u>B</u>
70. Cornice and trim	<u>M</u>
71. Roof structure and covering	<u>C</u>
72. Gutters and downspouts	<u>M</u>
73. Chimneys	<u>M</u>
74. Outlets, fixtures and service entrance	<u>M</u>

65. C Snow covered - can't view.
 66. B Some cracks in stucco
 67. B Some peeling paint above rear door
 69. B Openings wider than 4 inches in guardrail
 71. C Snow covered

GARAGE

75. Roof structure and covering	_____
76. Wall structure and covering	_____
77. Slab condition	_____
78. Garage doors	_____
79. Garage opener- (see important notice #6)	_____
80. Electrical wiring, outlets and fixtures	_____
81. ADDITIONAL COMMENTS (62 through 80)	_____

FIREPLACE/WOODSTOVES # of

82. Dampers installed in fireplaces	_____
83. Installation	_____
84. Condition	_____

SUPPLEMENTAL INFORMATION No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	_____	_____	_____
86. Foundation Insulation	_____	_____	_____
87. Kneewall Insulation	_____	_____	_____
88. Rim Joist Insulation	_____	_____	_____

89. ADDITIONAL COMMENTS (81 through 88) _____

I hereby certify this report complies with the St. Paul Evaluator Guidelines, and that I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance.

Vicki Scheunemann

Evaluator Signature

651-646-0009

Phone Number

03/05/2004

Date

Page 5 of 5

Rev 1/1/2002

Printed Name: Vicki Scheunemann**IMPORTANT NOTICES**

1. Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system. The detector must be located near sleeping rooms. For more information call Fire Prevention, (651) 228-6230. (St. Paul Legislative Code, Chapter 58.)
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4. Neither the City of St. Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.
5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
6. Automatic garage door openers should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.

PHA 018650

Fire Protection Information:

Smoke detector(s) Y
 Properly located Y
 Hard-Wired Y

Disclosure Report

St. Paul Truth-In-Sale of Housing

(Carefully read this entire report)

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Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

Address of Evaluated Dwelling: 782 Dayton Ave
 Owner's Name: St Paul Public Housing
 Owner's Address: 480 Cedar Ave, Suite 600, St. Paul, MN 55101
include City & State if NOT St. Paul, and ALL Zip codes. EVEN IN St. Paul
 Type of Dwelling: Single Family Duplex X Townhouse Condo*
 *For condominium units, this evaluation includes only those items located within the residential units and does not include the common use areas, or other nonresidential areas of the structure.
 Comments:

HERITAGE PRESERVATION INFORMATION

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul Office of License, Inspections and Environmental Protection this property:

☐ IS located within a St. Paul Heritage Preservation District or it is individually designated as a Saint Paul Heritage Preservation Site.
 (Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff.)

☒ IS NOT located within a Saint Paul Heritage Preservation District nor is it individually designated as a Saint Paul Heritage Preservation Site.

This information is not guaranteed by the evaluator nor by the City of St. Paul. Questions regarding Heritage Preservation Information can be referred to the Office of License, Inspections and Environmental Protection at (651) 266-9090.

RATING
KEY:

"M" = Meets minimum standards - the item conforms to minimum standards of maintenance

"B" = Below minimum standards - the item is below minimum standards

"C" = Comments - the item cannot be adequately evaluated or it has some deficiency, but the deficiency is insufficient to make the item below minimum standards

"H" = Hazardous - the item in its present condition may endanger the health and safety of the occupant
 Any item marked "B", "C", or "H" must have a written comment about the item. Additional comment sheets may be attached if needed.

"Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable

This Report:

1. is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used by the Fire Department to determine if there is compliance with the requirements for a hard-wired smoke detector in single family residences.
2. Is based on Chapter 34 of the St. Paul Legislative Code and the current Truth-in-Sale of Housing Evaluator Guidelines.
3. is not warranted, by the City of St. Paul, or by the evaluator, for the condition of the building component, nor of the accuracy of this report.
4. covers only the items listed on the form and only those items visible at the time of the evaluation. The Evaluator is not required to ignite the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
5. may be based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
6. is valid for one year from the date of issue and only for the owner named on this report.

Questions regarding this report should be directed to the evaluator.

Complaints regarding this report should be directed to Citizen Service Office, Code Enforcement Division, Truth-in-Sale of Housing, 15 W. Kellogg Blvd., City Hall, Room 190, City Hall, St. Paul, MN 55102, Phone No. (651) 266-8440.

EVALUATOR: Vicki Scheunemann PHONE: 651-646-0009 DATE: 03/05/2004 Rev 1/1/2002

Address 782 DAYTON AVEDate 03 / 05 / 2004

Page 1 of

5

PHA 018651

Property Address: 782 Daylon Ave

See Page 1 for Rating Key

Item #Comments

Specify location(s), where necessary

BASEMENT/CELLAR

- | | |
|---|----------|
| 1. Stairs and handrails | <u>B</u> |
| 2. Basement/cellar floor | <u>M</u> |
| 3. Foundation | <u>M</u> |
| 4. Evidence of dampness or staining | <u>Y</u> |
| 5. First floor, floor system | <u>M</u> |
| 6. Beams and columns | <u>M</u> |

1. *B Handrail not grippable lower section.*
 4. *Stains on walls.*

ELECTRICAL SERVICE(S) # of Services . 2

7. Service size:
 Amps: 30 ___ 60 ___ 100 X 150 ___ Other ___
 Volts: 115 ___ 115/220 X
 8. Electrical service installation/grounding H
 9. Electrical wiring, outlets and fixtures M

8. *H Grounded to street side of meter, no grounding loop in place.*

PLUMBING SYSTEM

- | | |
|--|----------|
| 10. Floor drain(s) (basement) | <u>H</u> |
| 11. Waste and vent piping (all floors) | <u>M</u> |
| 12. Water piping (all floors) | <u>B</u> |
| 13. Gas piping (all floors) | <u>H</u> |
| 14. Water heater(s), installation | <u>B</u> |
| 15. Water heater(s), venting | <u>H</u> |
| 16. Plumbing fixtures (basement) | <u>B</u> |

10. *H Dry trap.*
 12. *B No backflow preventers on threaded laundry tub faucet & exterior hose bibbs.*
 13. *H Gas odor in basement.*
 14. *B One water heater has roll out on front of unit*
 15. *H Holes in vent pipe one water heater*
 16. *B Galvanized pipe runs into concrete floor.*

HEATING SYSTEM(S) # of 1

17. Heating plant(s): Type: Water Fuel: Gas
 a. Installation and visible condition M
 b. Viewed in operation Y
 c. Combustion venting M

The Evaluator is not required to ignite the heating plant(s), except during heating season, between October 15 and April 15.

18. Additional heating unit(s) Type: _____ Fuel: _____
 a. Installation and visible condition -
 b. Viewed in operation -
 c. Combustion venting -

19. ADDITIONAL COMMENTS (1 through 18) -

EVALUATOR: Vicki Scheunemann DATE: 03/05/2004Page 2 of 5
Rev 1/1/2002

PHA 018652

Property Address: 782 Dayton Ave

See Page 1 for Rating Key

Item #Comments

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

KITCHEN

20. Walls and ceiling	<u>C</u>
21. Floor condition and ceiling height	<u>M</u>
22. Evidence of dampness or staining	<u>N</u>
23. Electrical outlets and fixtures	<u>M</u>
24. Plumbing fixtures	<u>M</u>
25. Water flow	<u>M</u>
26. Window size/openable area/mechanical exhaust	<u>M</u>
27. Condition of doors/windows/mech. exhaust	<u>M</u>

20. C First floor unit

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u>M</u>
29. Floor condition and ceiling height	<u>M</u>
30. Evidence of dampness or staining	<u>N</u>
31. Electrical outlets and fixtures	<u>M</u>
32. Window size and openable area	<u>M</u>
33. Window and door condition	<u>C</u>

33. C Concealed by plastic, can't fully evaluate.

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings and floors	<u>M</u>
35. Evidence of dampness or staining	<u>N</u>
36. Stairs and handrails to upper floors	<u>M</u>
37. Electrical outlets and fixtures	<u>M</u>
38. Window and door condition	<u>M</u>
39. Smoke detector(s)	<u>Y</u>
Properly located	<u>Y</u>
Hard-wired	<u>Y</u>

BATHROOM(S)

40. Walls and ceiling	<u>B</u>
41. Floor condition and ceiling height	<u>M</u>
42. Evidence of dampness or staining	<u>N</u>
43. Electrical outlets and fixtures	<u>M</u>
44. Plumbing fixtures	<u>M</u>
45. Water flow	<u>M</u>
46. Window size/openable area/mechanical exhaust	<u>M</u>
47. Condition of windows/doors/mech. exhaust	<u>B</u>

40. B Loose tile.

47. B Peeling paint, some deterioration wood frame. Fan did not operate.

SLEEPING ROOM(S)

48. Walls and ceiling	<u>M</u>
49. Floor condition, area, and ceiling height	<u>M</u>
50. Evidence of dampness or staining	<u>N</u>
51. Electrical outlets and fixtures	<u>M</u>
52. Window size and openable area	<u>M</u>
53. Window and door condition	<u>C</u>

53. C Plastic on window(s), can't fully evaluate.

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls and floor condition	<u>-</u>
55. Evidence of dampness or staining	<u>-</u>
56. Electrical outlets and fixtures	<u>-</u>
57. Window and door condition	<u>-</u>

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	<u>-</u>
59. Evidence of dampness or staining	<u>-</u>
60. Electrical wiring/outlets/fixtures	<u>-</u>
61. Ventilation	<u>M</u>

62. ADDITIONAL COMMENTS (20 through 61) -EVALUATOR: Vicki ScheunemannDATE: 03/05/2004Page 3 of 5
Rev 1/1/2002

PHA 018653

Property Address: 782 Dayton Ave

See Page 1 for Rating Key

Item #Comments

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

KITCHEN

20. Walls and ceiling	<u>M</u>
21. Floor condition and ceiling height	<u>M</u>
22. Evidence of dampness or staining	<u>N</u>
23. Electrical outlets and fixtures	<u>M</u>
24. Plumbing fixtures	<u>M</u>
25. Water flow	<u>M</u>
26. Window size/openable area/mechanical exhaust	<u>M</u>
27. Condition of doors/windows/mech. exhaust	<u>M</u>

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u>M</u>
29. Floor condition and ceiling height	<u>M</u>
30. Evidence of dampness or staining	<u>N</u>
31. Electrical outlets and fixtures	<u>M</u>
32. Window size and openable area	<u>M</u>
33. Window and door condition	<u>M</u>

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings and floors	<u>M</u>
35. Evidence of dampness or staining	<u>N</u>
36. Stairs and handrails to upper floors	<u>M</u>
37. Electrical outlets and fixtures	<u>M</u>
38. Window and door condition	<u>M</u>
39. Smoke detector(s)	<u>Y</u>
Properly located	<u>Y</u>
Hard-wired	<u>Y</u>

BATHROOM(S)

40. Walls and ceiling	<u>M</u>
41. Floor condition and ceiling height	<u>M</u>
42. Evidence of dampness or staining	<u>N</u>
43. Electrical outlets and fixtures	<u>M</u>
44. Plumbing fixtures	<u>M</u>
45. Water flow	<u>M</u>
46. Window size/openable area/mechanical exhaust	<u>M</u>
47. Condition of windows/doors/mech. exhaust	<u>M</u>

SLEEPING ROOM(S)

48. Walls and ceiling	<u>M</u>
49. Floor condition, area, and ceiling height	<u>M</u>
50. Evidence of dampness or staining	<u>N</u>
51. Electrical outlets and fixtures	<u>M</u>
52. Window size and openable area	<u>M</u>
53. Window and door condition	<u>C</u>

53. C Plastic on window(s), can't fully evaluate.

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls and floor condition	<u>-</u>
55. Evidence of dampness or staining	<u>-</u>
56. Electrical outlets and fixtures	<u>-</u>
57. Window and door condition	<u>-</u>

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	<u>C</u>
59. Evidence of dampness or staining	<u>-</u>
60. Electrical wiring/outlets/fixtures	<u>-</u>
61. Ventilation	<u>M</u>

58. C Attic locked, not accessed.

62. ADDITIONAL COMMENTS (20 through 61) -EVALUATOR: Vicki ScheunemannDATE: 03/05/2004Page 4 of 5
Rev 1/1/2002

PHA 018654

See Page 1 for Rating Key

Item # Comments

EXTERIOR (Visible Areas)

63. Foundation	<u>C</u>
64. Basement/cellar windows	<u>M</u>
65. Drainage (grade)	<u>C</u>
66. Exterior walls	<u>M</u>
67. Doors (frames/storms/screens)	<u>M</u>
68. Windows (frames/storms/screens)	<u>M</u>
69. Open porches, stairways and decks	<u>M</u>
70. Cornice and trim	<u>B</u>
71. Roof structure and covering	<u>C</u>
72. Gutters and downspouts	<u>M</u>
73. Chimneys	<u>M</u>
74. Outlets, fixtures and service entrance	<u>M</u>

63. C Areas covered with bushes, snow, not visible
 65. C Snow covered - can't view.
 70. B Aluminum trim loose
 71. C Snow covered

GARAGE

75. Roof structure and covering	_____
76. Wall structure and covering	_____
77. Slab condition	_____
78. Garage doors	_____
79. Garage opener- (see important notice #6)	_____
80. Electrical wiring, outlets and fixtures	_____
81. ADDITIONAL COMMENTS (62 through 80) _____	

FIREPLACE/WOODSTOVES # of 0

82. Dampers installed in fireplaces	_____
83. Installation	_____
84. Condition	_____

SUPPLEMENTAL INFORMATION No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	<u>NV</u>	_____	_____
86. Foundation Insulation	<u>N</u>	_____	_____
87. Kneewall Insulation	<u>NA</u>	_____	_____
88. Rim Joist Insulation	<u>NA</u>	_____	_____

89. ADDITIONAL COMMENTS (81 through 88) _____

I hereby certify this report complies with the St. Paul Evaluator Guidelines, and that I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance.

Vicki Scheunemann
 Evaluator Signature

651-646-0009
 Phone Number

03/05/2004
 Date

Page 5 of 5
 Rev 1/1/2002

Printed Name: Vicki Scheunemann

IMPORTANT NOTICES

- Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system. The detector must be located near sleeping rooms. For more information call Fire Prevention, (651) 228-6230. (St. Paul Legislative Code, Chapter 58.)
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234.
- Any house built before 1950 may have lead paint on/in it. If children eat lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651) 292-6525.
- Neither the City of St. Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.
- If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
- Automatic garage door openers should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.

39. Smoke detector Information:

Smoke detector(s) Y
Properly located Y
Hard-Wired Y

Disclosure Report

St. Paul Truth-In-Sale of Housing
(Carefully read this entire report)

Date Received _____
Payment Ref: _____

THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.

Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

Address of Evaluated Dwelling: 988 Fremont Ave
Addresses without the correct street type and/or direction may be returned and may incur a late fee.
Owner's Name: St. Paul Public Housing

Owner's Address: 480 Cedar Ave, Suite 600, St. Paul, MN 55101
include City & State if NOT St. Paul, and ALL Zip codes, EVEN IN St. Paul

Type of Dwelling: Single Family X Townhouse _____ Condo* _____
Duplex _____ Usage may not be legal. See below.

Comments: _____
*For condominium units, this evaluation includes only those items located within the residential units and does not include the common use area, or other residential areas of the structure.

PROPERTY LOCATION AND POSSIBLE USE RESTRICTION INFORMATION

If a box is not checked then the information does not apply to this dwelling. This information is not guaranteed by the evaluator nor by the City of St. Paul. You may obtain a printout of all this information by visiting the LIEP website at: www.liep.us

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul this property:

- ☐ IS located within a St. Paul Heritage Preservation District or it is individually designated as a Saint Paul Heritage Preservation Site. Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff. For questions regarding Heritage Preservation contact the Office of License, Inspections and Environmental Protection (LIEP) at 651.266-9090.
- ☐ IS a Registered Vacant Building Vacant Buildings are regulated by Chapter 43 of the St. Paul Legislative Code. New owners must re-register the building and must comply with all existing Code Compliance Orders. Other regulation or restrictions regarding occupancy may apply. Contact the Vacant Buildings Division for specific information at 651.266-1900.
- ☐ HAS Open permits. Completion and/or occupancy restrictions or requirements may apply. Contact LIEP at 651.266-9090.
- ☐ IS a Verified Legal Duplex. If this dwelling is in use is a duplex and this box is not checked, contact LIEP Zoning at 651-266-9008 for the most recent information. Research into a property's history may incur a fee.

RATING KEY:

- "M" = Meets minimum standards - the item conforms to minimum standards of maintenance
"B" = Below minimum standards - the item is below minimum standards
"C" = Comments - the item cannot be adequately evaluated or it has some deficiency, but the deficiency is insufficient to make the item below minimum standards
"H" = Hazardous - the item in its present condition may endanger the health and safety of the occupant
Any item marked "B", "C", or "H" must have a written comment about the item. Additional comment sheets may be attached if needed.
"Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable

This Report:

- is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used by the Fire Department to determine if there is compliance with the requirements for a hard-wired smoke detector in single family residences.
- is based on the current Truth-in-Sale of Housing Evaluator Guidelines.
- is not warranted, by the City of St. Paul, or by the evaluator, for the condition of the building component, nor of the accuracy of this report.
- covers only the items listed on the form and only those items visible at the time of the evaluation. The Evaluator is not required to ignite the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
- may be based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
- is valid for one year from the date of issue and only for the owner named on this report.

Questions regarding this report should be directed to the evaluator.

Complaints regarding this report should be directed to Department of Neighborhood Housing and Property Improvement, Truth-in-Sale of Housing, 1600 White Bear Ave North, St. Paul, MN 55106, Phone No. (651) 266-1900.

EVALUATOR: Vicki Scheunemann PHONE: 651-646-0009 DATE: 03/07/2004 Rev 1/2004

PHA 018656

Address 988 FREMONT AVE

Date 03/07/2004

Page 1 of 4

Property Address: 988 Fremont Ave

See Page 1 for Rating Key

Item #

Comments

Specify location(s), where necessary

BASEMENT/CELLAR

1. Stairs and handrails M
 2. Basement/cellar floor B
 3. Foundation B
 4. Evidence of dampness or staining Y
 5. First floor, floor system C
 6. Beams and columns M

2. *B Large cracks in floor*
 3. *B Block/mortar cracks. Step cracks, corners settled*
 3. *C 3-4-5-6- Areas concealed / finished off, can't fully view.*
 4. *Stains on walls.*
 5. *C Areas concealed / finished off, can't view.*

ELECTRICAL SERVICE(S) # of Services 1

7. Service size:

Amps: 30 60 100 X 150 Other Volts: 115 115/220 X**BASEMENT ONLY:**

8. Electrical service installation/grounding M
 9. Electrical wiring, outlets and fixtures B

9. *B Outlet reversed polarity***PLUMBING SYSTEM**

10. Floor drain(s) (basement) C
 11. Waste and vent piping (all floors) B
 12. Water piping (all floors) B
 13. Gas piping (all floors) M
 14. Water heater(s), installation M
 15. Water heater(s), venting B
 16. Plumbing fixtures (basement) M

10. *C Can't get cover(s) off to evaluate.*
 11. *B Drum trap caulked*
 12. *B No backflow preventers on threaded laundry tub faucet & exterior hose bibbs.*
 15. *B Water heater vent pipe enters chimney below furnace vent.*

HEATING SYSTEM(S) # of 1

17. Heating plant(s): Type: Air Fuel: Gas
 a. Installation and visible condition B
 b. Viewed in operation (required in heating season) ... Y
 c. Combustion venting M

17A *B Dirty furnace / Heat plant. Carbon build up. Pilot flame yellow. Rollout on front of unit*

The Evaluator is not required to ignite the heating plant(s), except during heating season, between October 15 and April 15.

18. Additional heating unit(s) Type: Fuel:
 a. Installation and visible condition -
 b. Viewed in operation -
 c. Combustion venting -

19. **ADDITIONAL COMMENTS (1 through 18)** -EVALUATOR: Vicki ScheunemannDATE: 03/07/2004Page 2 of 4
Rev 1/2004

PHA 018657

See Page 1 for Rating Key **Item #** **Comments**

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

KITCHEN

20. Walls and ceiling	<u>M</u>
21. Floor condition and ceiling height	<u>M</u>
22. Evidence of dampness or staining	<u>N</u>
23. Electrical outlets and fixtures	<u>M</u>
24. Plumbing fixtures	<u>M</u>
25. Water flow	<u>M</u>
26. Window size/openable area/mechanical exhaust	<u>M</u>
27. Condition of doors/windows/mech. exhaust	<u>M</u>

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u>M</u>
29. Floor condition and ceiling height	<u>M</u>
30. Evidence of dampness or staining	<u>N</u>
31. Electrical outlets and fixtures	<u>M</u>
32. Window size and openable area	<u>M</u>
33. Window and door condition	<u>B</u>

33. *B Poor glazing on windows in home*

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings and floors	<u>M</u>
35. Evidence of dampness or staining	<u>N</u>
36. Stairs and handrails to upper floors	<u>M</u>
37. Electrical outlets and fixtures	<u>M</u>
38. Window and door condition	<u>M</u>
39. Smoke detector(s)	<u>Y</u>
Properly located	<u>Y</u>
Hard-wired	<u>Y</u>

BATHROOM(S)

40. Walls and ceiling	<u>B</u>
41. Floor condition and ceiling height	<u>M</u>
42. Evidence of dampness or staining	<u>N</u>
43. Electrical outlets and fixtures	<u>H</u>
44. Plumbing fixtures	<u>B</u>
45. Water flow	<u>M</u>
46. Window size/openable area/mechanical exhaust	<u>M</u>
47. Condition of windows/doors/mech. exhaust	<u>M</u>

40. *B Basement walls damaged*

43. *H Receptacle(s) not GFCI protected.
 Ungrounded outlet on fixture.*

44. *B Basement some deterioration shower
 surround. Tub surround cracked.*

SLEEPING ROOM(S)

48. Walls and ceiling	<u>M</u>
49. Floor condition, area, and ceiling height	<u>M</u>
50. Evidence of dampness or staining	<u>N</u>
51. Electrical outlets and fixtures	<u>M</u>
52. Window size and openable area	<u>M</u>
53. Window and door condition	<u>M</u>

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls and floor condition	<u>-</u>
55. Evidence of dampness or staining	<u>-</u>
56. Electrical outlets and fixtures	<u>-</u>
57. Window and door condition	<u>-</u>

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	<u>C</u>
59. Evidence of dampness or staining	<u>-</u>
60. Electrical wiring/outlets/fixtures	<u>-</u>
61. Ventilation	<u>M</u>

58. *C, 59, 60, 61 Not accessed closet stored
 items /clothes / shelf in way of access*

62. **ADDITIONAL COMMENTS (20 through 61)** -

EVALUATOR: Vicki Scheunemann

DATE: 03/07/2004

Page 3 of 4
Rev 1/2004

PHA 018658

See Page 1 for Rating Key

Item # Comments

EXTERIOR (Visible Areas)

63. Foundation	<u>B</u>
64. Basement/cellar windows	<u>B</u>
65. Drainage (grade)	<u>B</u>
66. Exterior walls	<u>B</u>
67. Doors (frames/storms/screens)	<u>M</u>
68. Windows (frames/storms/screens)	<u>B</u>
69. Open porches, stairways and decks	<u>M</u>
70. Cornice and trim	<u>M</u>
71. Roof structure and covering	<u>C</u>
72. Gutters and downspouts	<u>M</u>
73. Chimneys	<u>B</u>
74. Outlets, fixtures and service entrance	<u>M</u>

63. B Some cracks, loose areas (plaster over not visible)
 64. B Peeling paint, one boarded over
 65. B Flat in areas. C Part snow covered
 66. B Worn finish, some cracks in stucco
 68. B Peeling paint, some areas decayed
 71. C Part snow covered
 73. B No metal liner visible

GARAGE(S)/ACCESSORY STRUCTURE(S)

75. Roof structure and covering	<u>C</u>
76. Wall structure and covering	<u>B</u>
77. Slab condition	<u>C</u>
78. Garage doors	<u>B</u>
79. Garage opener- (see important notice #6)	<u> </u>
80. Electrical wiring, outlets and fixtures	<u>-</u>
81. ADDITIONAL COMMENTS (62 through 80)	<u> </u>

75. C Snow/frost covered - can't view.
 76. B Stucco cracks, patched
 77. , 77-79-80 Garage locked can't evaluate.
 78. B Deteriorated areas on overhead door, service door rusted

FIREPLACE/WOODSTOVES # of 0

82. Dampers installed in fireplaces	<u> </u>
83. Installation	<u> </u>
84. Condition	<u> </u>

SUPPLEMENTAL INFORMATION No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	<u>NV</u>	<u> </u>	<u> </u>
86. Foundation Insulation	<u>N</u>	<u> </u>	<u> </u>
87. Kneewall Insulation	<u>NA</u>	<u> </u>	<u> </u>
88. Rim Joist Insulation	<u>Y</u>	<u>fiberglass</u>	<u> </u>

89. ADDITIONAL COMMENTS (81 through 88)

I hereby certify I prepared this report in compliance with the St. Paul Evaluator Guidelines and all other applicable policies and procedures of the Truth-in-Sale of Housing Board. I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance.

Vicki Scheunemann

Evaluator Signature

651-646-0009

Phone Number

03/07/2004

Date

Page 4 of 4

Rev 1/2004

Printed Name: Vicki Scheunemann

IMPORTANT NOTICES

1. Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system (hard-wired). The detector must be located near sleeping rooms. For more information call Fire Prevention, (651) 228-6230. (St. Paul Legislative Code, Chapter 58.)
2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234.
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4. Neither the City of St. Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.
5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
6. An automatic garage door should reverse upon striking an object. If it does not reverse it poses a serious hazard and should be immediately repaired or replaced.

PHA 018659

39. Smoke detector Information:

Smoke detector(s) Y
 Properly located Y
 Hard-Wired Y

Disclosure Report

St. Paul Truth-In-Sale of Housing
 (Carefully read this entire report)

For Office Use, ONLY:

Date Received _____

Payment Ref: _____

THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.

Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

Address of Evaluated Dwelling: 1117 Selby Ave

Addresses without the correct street type and/or direction may be returned and may incur a late fee.

Owner's Name: St. Paul Public HousingOwner's Address: 480 Cedar Ave, Suite 600, St. Paul, MN 55101

include City & State if NOT St. Paul, and ALL Zip codes, EVEN IN St. Paul

Type of Dwelling: Single Family X Townhouse _____ Condo* _____
 Duplex _____ Usage may not be legal. See below.

*For condominium units, this evaluation includes only those items located within the residential units and does not include the common use area, or other residential areas of the structure.

Comments:

PROPERTY LOCATION AND POSSIBLE USE RESTRICTION INFORMATION

If a box is not checked then the information does not apply to this dwelling. This information is not guaranteed by the evaluator nor by the City of St. Paul. You may obtain a printout of all this information by visiting the LIEP website at: www.liep.us

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul this property:

- ☐ IS located within a St. Paul Heritage Preservation District or it is individually designated as a Saint Paul Heritage Preservation Site. Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff. For questions regarding Heritage Preservation contact the Office of License, Inspections and Environmental Protection (LIEP) at 651.266-9090.
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- ☐ HAS Open permits. Completion and/or occupancy restrictions or requirements may apply. Contact LIEP at 651.266-9090.
- ☐ IS a Verified Legal Duplex. If this dwelling is in use is a duplex and this box is not checked, contact LIEP Zoning at 651-266-9008 for the most recent information. Research into a property's history may incur a fee.

RATING**KEY:**

"M" = Meets minimum standards - the item conforms to minimum standards of maintenance

"B" = Below minimum standards - the item is below minimum standards

"C" = Comments - the item cannot be adequately evaluated or it has some deficiency, but the deficiency is insufficient to make the item below minimum standards

"H" = Hazardous - the item in its present condition may endanger the health and safety of the occupant

Any item marked "B", "C", or "H" must have a written comment about the item. Additional comment sheets may be attached if needed.

"Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable

This Report:

- is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used by the Fire Department to determine if there is compliance with the requirements for a hard-wired smoke detector in single family residences.
- is based on the current Truth-in-Sale of Housing Evaluator Guidelines.
- is not warranted, by the City of St. Paul, or by the evaluator, for the condition of the building component, nor of the accuracy of this report.
- covers only the items listed on the form and only those items *visible at the time of the evaluation*. The Evaluator is not required to ignite the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
- may be based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
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Questions regarding this report should be directed to the evaluator.

Complaints regarding this report should be directed to Department of Neighborhood Housing and Property Improvement, Truth-in-Sale of Housing, 1600 White Bear Ave North, St. Paul, MN 55106, Phone No. (651) 266-1900.

EVALUATOR: Vicki Scheunemann PHONE: 651-646-0009 DATE: 03/07/2004 Rev 1/2004

PHA 018660

Address 1117 SELBY AVE

Date 03/07/2004

Page 1 of 4

4

Property Address: 1117 Selby Ave

See Page 1 for Rating Key

Item # Comments

EXTERIOR (Visible Areas)

63. Foundation	M
64. Basement/cellar windows	M
65. Drainage (grade)	B
66. Exterior walls	M
67. Doors (frames/storms/screens)	M
68. Windows (frames/storms/screens)	M
69. Open porches, stairways and decks	M
70. Cornice and trim	M
71. Roof structure and covering	M
72. Gutters and downspouts	M
73. Chimneys	M
74. Outlets, fixtures and service entrance	M

65. B Flat in areas.

GARAGE(S)/ACCESSORY STRUCTURE(S)

75. Roof structure and covering	_____
76. Wall structure and covering	_____
77. Slab condition	_____
78. Garage doors	_____
79. Garage opener- (see important notice #6)	_____
80. Electrical wiring, outlets and fixtures	_____
81. ADDITIONAL COMMENTS (62 through 80)	_____

FIREPLACE/WOODSTOVES # of 0

82. Dampers installed in fireplaces	_____
83. Installation	_____
84. Condition	_____

SUPPLEMENTAL INFORMATION No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	NV	_____	_____
86. Foundation Insulation	N	_____	_____
87. Kneewall Insulation	NA	_____	_____
88. Rim Joist Insulation	NA	_____	_____

89. ADDITIONAL COMMENTS (81 through 88) _____

I hereby certify I prepared this report in compliance with the St. Paul Evaluator Guidelines and all other applicable policies and procedures of the Truth-in-Sale of Housing Board. I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance.

Vicki Scheunemann
Evaluator Signature

651-646-0009
Phone Number

03/07/2004
Date

Page 4 of 4
Rev 1/2004

Printed Name: Vicki Scheunemann

IMPORTANT NOTICES

1. Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system (hard-wired). The detector must be located near sleeping rooms. For more information call Fire Prevention, (651) 228-6230. (St. Paul Legislative Code, Chapter 58.)
2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234.
3. Any house built before 1950 may have lead paint on/in it. If children eat lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651) 292-6525.
4. Neither the City of St. Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.
5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
6. An automatic garage door should reverse upon striking an object. If it does not reverse it poses a serious hazard and should be immediately repaired or replaced.

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Minutes
Business Meeting
Board of Commissioners

Date: March 24, 1999

Time: 9:00 a.m.

Place: Agency

I. ROLL CALL

Commissioners Present: A.Boss, K.Hadley, K.Lindsey, R.Willits,
S.Yang

Commissioners Absent: B.Fletcher

Staff Present: J.Gutzmann, R.Ander, D.Browne, L.Connolly, M.Curtis,
K.Frits, M.Haley, A.Hester, T.Jackson, M.McMurray,
N.Montpetit, B.Namen, H.Petro, J.Pichelman, S.Sasse,
M.Schnitker, C.Sheppard, S.Shurson, B.Sporlein,
K.Spreck, C.Toavs, O.Vang, M.Winston

Others Present: Michael Driscoll, Assistant City Attorney; Richard
Grigos, Amy Mahaswaran, Boys and Girls Club;
Shirley Crawford, Lynnette Favilla, Mike Jost,
Presidents Council

II. INTRODUCTION OF NEW PHA STAFF: Rick Betz, Finance; Mary
Frankson, Jeff Hall, Spolinsky Jacox, Section 8

III. APPROVAL OF MEETING MINUTES

MOTION: Approve meeting minutes of February 24, 1999.

Moved: Commissioner Willits. Seconded: Commissioner Hadley.

Vote: Ayes-4. Nays-0.

IV. REVIEW OF BILLS AND COMMUNICATIONS

Bank register for February was available for review.

V. UNFINISHED BUSINESS: None

VI.A. NEW BUSINESS CONSENT ITEMS

The following items were considered to be routine or non-controversial and were approved with one motion,
without discussion.

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Richard Grigos, Acting Executive Director, presented a special award to the PHA for supporting the “Getting Out” gang intervention program.

B. PRESIDENTS COUNCIL REPORT

Lynnette Favilla and Mike Jost described the Presidents Council’s current activities.

C. MCDONOUGH UNIT UPDATE

Oi Vang explained how staff has been working with Hmong organization representatives and the family of the children who were killed in a McDonough unit in 1998. A memorial to the slain children will be placed close to the Community Center. The dwelling unit will be extensively remodeled, to serve as a prototype for future modernization of all McDonough Units.

**D. SECTION 8 EXISTING HOUSING RENT ASSISTANCE PROGRAM;
“PROBLEM PROPERTIES” INITIATIVES**

Staff has been developing strategies to address problem properties for units assisted under the Section 8 Certificate and Voucher Programs. Over the past several months, City officials and staff have been discussing strategies to address the perceived and real issues related to “problem properties” in multi-family rental housing. “Problem properties” are loosely defined as those having numerous code violations, police calls and criminal activity, and/or poor property management practices. There is a growing frustration among City officials and citizens with the property owners and managers who do not keep up their units or practice good management principles such as tenant screening and lease enforcement. There is also a tendency in some neighborhoods to label problem properties as “Section 8 buildings” regardless of the number of units assisted under the Section 8 program, if any at all. This is particularly true on the East side where there are larger concentrations of multi-family properties in poorer physical condition. Another expressed frustration is that owners of certain units assisted under the Section 8 program are getting too much rent for the conditions of their units.

E. RETHINKING RECOMMENDATIONS

F. LETTER FROM FAMILY HOUSING FUND TO COMMISSIONER MICHAEL O’KEEFE

G. PHADA AND OTHER HOUSING GROUPS FILE LAWSUIT AGAINST HUD

H. PUBLIC HOUSING DRUG ELIMINATION PROGRAM (PHDEP) FORMULA ALLOCATION; COMMENTS ON PROPOSED FORMULA

I. HOMEWARD PROGRAM, REPORT #37